

Logan County Commissioners Work Session

April 27, 2021

Present: Byron Pelton, Jane Bauder, Joe McBride, Marilee Johnson, Jerry Casebolt, Alma McArthur, Valerie Richards, Dave Long, Mike Lock, Ryan Lock, Dan Lock, Thomas Ascough, Karla Rosas, Kirstin Schelling, Jeff Rice, and Jennifer Crow.

Chairman Byron Pelton called the meeting to order at 9:00 a.m.

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner McBride moved to approve the minutes from April 20, 2021 as written. Commissioner Pelton seconded and the motion carried. Commissioner Bauder abstained from the vote.

REVISIONS TO WORK SESSION AGENDA - Chairman Pelton added the Red Lion Bridge Waiver for the Board to sign and a support letter in support of a project on behalf of Logan County Economic Development.

REVIEW AND APPROVE DEPARTMENT OF HUMAN SERVICES SCHEDULE OF BILLS – Valerie Richards met with the Board to review and approve the Logan County Department of Human Services schedule of bills dated April 27, 2021. The Board approved all bills as presented.

APPROVAL OF TANF TRANSFERS – Dave Long, Logan County Human Services Director met with the Board to discuss transfer and purchase \$150,000 in unspent TANF dollars from Jefferson County to Logan County. Logan pays for their Maintenance of Effort which is \$22,500. This is budgeted in the DHS budget. This will provide funds for contracts with non-profits and allow the Department to build up their reserve balance up to their cap. Commissioner Bauder moved to approve the TANF transfer agreement and allow the chair to sign. Commissioner McBride seconded and the motion carried. Dave Long will forward the transfer document to Jefferson County.

LOGAN COUNTY HOUSING ACTION PLAN – Trae Miller, Logan County Economic Development Director Willa Wilford met with the Board, This is the follow-up for the 2019 Housing Needs Assessment Study. This is the action plan put together by Willa Wilford. Ms. Wilford introduced herself, she is based in Gunnison County and has been working in the housing, real estate, affordable workforce, doing housing studies public and private sector financing housing for about 20 years. Ms. Wilford has been doing consulting for about five years. The studies are funded by Colorado Health Foundation and has been interesting.

The study began in 2019 looking at the background of what exists in Sterling and the needs for the area in the future. It is projected that 390 for sale and for rent homes will be needed by 2025 to support job growth. The study took into consideration retiring employees, and filling their jobs thereby creating the need for additional housing to catch up with the existing need.

The study found that wages haven't kept up as housing prices increased. The cost to construct has been going up dramatically all across Colorado and across the nation. The cost to construct and what people can afford is dramatically affecting housing in Sterling. Employers, realtors, and property managers indicated that the housing age and quality creates many limitations when trying to attract new employees.

The study found that the greatest need is for under 80% area median income which equates to around \$45,000 for a household with 2 people. To overcome this, the study advises to start small and test the

market. In May the study wrapped up and an action plan was published. The goal is to create 150 new homes for Sterling and Logan residents over the next five years. This is a significant increase over what has been produced.

Rental housing stock must be increased by 70 units by 2025. This is in order to attract employees who would rent or commute before putting down roots. The plan also stated the need for a “strategy coordinator.” The Sterling Housing Authority is under new leadership. It would be a benefit to have the authority commit to leading the action plan recommendations.

Development ready lots are needed and creation of 60 new housing units through investing in the development ready lots. Public and private partnerships are an absolute necessity. An increase in housing variety, type, quality, and price point are needed with the risk shared between public and private sector players in ways that are fair, transparent and responsible to tax payers. Developers can’t come to the market with the amount of risk it presents. The study suggests that land be secured by purchase or donation. Knowles Field is ready for vertical construction. Cottonwoods Subdivision is ready with platted lot served with utilities. Potential sites scattered throughout the city are already platted and could be developed in a short amount of time.

Commissioner Bauder asked if the study took into consideration the new FEMA floodplain maps which were adopted recently. Trae Miller thought that they did use the updated maps, however he will check to be sure.

Commissioner Pelton asked if the other two communities not far from Sterling were considered. Fleming and Merino areas both have lots available. He also noted that there must be assurance that lots produced now would not sit empty and would be developed. Developers need to be brought in to make sure they do not end up in the same situation.

Support from the county will be needed for site selection as well as assistance with local planning and entitlement processes. Local governments are able to access state housing and other entities’ funding grants. Waived, reduced or deferred fees for developers that are working to support the community goals is requested.

County collaboration with LCEDC is requested to advance the development ready lots strategy and capitalize on the existing momentum and current to take action and draw resources to the community.

A member in the audience mentioned that State Plumbing and Electrical inspectors aren’t coming around enough. The State Plumbing inspector comes on Mondays, Wednesdays and Fridays. More apprenticeships are need. Tom Kiel discussed the apprenticeship program. State of Colorado virtual inspections are working, but need some fine tuning.

TRAE MILLER SUPPORT LETTER 80 ACRE PROJECT - Trae Miller asked the Board for a support letter on a prospect alert. The local support is important. He has asked the City of Sterling for support as well.

BUSTANG OUTRIDER. ZOOM SESSION – Jake Hazan of the Bustang Outrider Project joined the meeting via as Zoom session along with NECALG representatives, Bob Wilson, CDOT Statewide Communications Manager, Jeff Prillwitzj, Project Manager, Stephen Holemkey of NECALG, Kenneth Mooney,

Mr. Hazan explained that Bustang, CDOT’s branded bus service began in 2015 with routes from Denver to Glenwood Springs, Fort Collins and Colorado Springs. In 2018, Bustang expanded to include

Outrider, a regional bus network designed to connect rural Colorado to the front range with Sterling to Greeley/Sterling-Denver routes. Bustang Outrider offers reliable service, to seniors, students, disabled citizens with connection to major transportation hubs to get to Denver and DIA.

Two steady funding sources include FTA Federal Transit Administration Intercity Bus Program 5311(f), and the FASTER Statewide Program which is maintained through vehicle registration fees

CDOT has partnered with local transportation agency NECALG to operate the new Sterling – Greeley/Sterling-Denver route. The route has regularly scheduled routes in Brush, Fort Morgan and Wiggins. The route splits from Wiggins and alternates travel on Monday, Wednesday and Friday to Greeley. Tuesday and Thursday the route goes to Denver.

A new mobile app was launched on Google Play and the App Store where riders can purchase tickets online. Riders can also pay cash as they board the bus.

Final bus stops are being discussed with local key stakeholder groups. Flag bus stops will also be possible where buses will only stop if requested by passengers. A stop in Atwood will be difficult, because the only community building is the Post Office, where federal approval will be difficult.

COUNTY ROAD 93 WAIVER - Commissioner Pelton asked the Board to sign a waiver for CR 93. The owner must be compensated for land that is needed for the bridge. Compensation was determined through comps and sale prices. Seven cents per square foot is the price. Commissioner Pelton was asked to send the letter to Alan for review. Commissioner McBride moved to approve the waiver and allow the chair to sign for the Red Lion Road as soon as it is reviewed and approved by the County Attorney. Commissioner Bauder seconded and the motion carried.

There being no further business to come before the Board, the meeting adjourned at 10:12 a.m.